SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes
July 22, 2026

ATTENDANCE	Sumter City – County Planning Commission meeting was held on Wednesday, July 22, 2026, in the City Council Chambers located on the First Floor James E. Clyburn Intermodal Transportation Center Santee Wateree Regional Transit Authority (RTA) Building Meeting Room, 129 South Harvin St., Sumter, South Carolina. Six board members: Mr. James Munford, Mr. Michael Walker, Mr. Jim Price, Mr. Gary Brown, Mr. Jim Crawley and Ms. Kim Harvin – were present. Mr. John T. Rivers IV, Mr. Chris Sumpter and Mr. Keith Ivey were absent. Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Jeff Derwort, Mr. Kerlyn Mondesir and Ms. Kellie Chapman. The meeting was called to order at 3:00 p.m. by Mr. James Munford.
MINUTES	Mr. Jim Crawley made a motion to approve the meeting minutes of June 24, 2026, as written. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.
NEW BUSINESS	**PD-00-08 (Revision 27), 3205 Patriot Parkway – The Shoppes at Patriot Parkway** (City) was presented by Mr. Kyle Kelly. The Board reviewed the request to replace a portion of the commercial development master site plan for the "Patriot Centre" with a new master site plan for "The Shoppes at Patriot Parkway" within the commercial portion of Sumter West Planned Development. Mr. Kelly stated Sumter West Planned Development is mixed use planned development that encompasses 700+ acres west of Loring Mill Rd. The PD was created in 2001 and there have been 26 amendments processed since initial adoption. The development revolves around core commercial areas north and south of Patriot Parkway, bordered by residential subdivisions. Since creation of the Sumter West PD, the residential components have developed into Patriot Landing, Patriot Village, Westbrook, Magnolia Courtyard, Landmark Point, and Southern Hills subdivisions. Designated commercial areas of Sumter West have seen limited investment and development. Mr. Kelly added the Village at Patriot Parkway is a proposed new development

	plan that would include a +/- 54,000 sq. ft. grocery store, a +/- 10,150 sq. ft. multi-tenant retail building, and 6 commercial outparcels to be developed at a later date for a mix of general retail, restaurant, and gas station. All portions of the development plan, including outparcel development, will be reviewed as major or minor site plan in accordance with the City's site plan submission and review requirements. Mr. Jeff Surrency was present to speak on behalf of the request. After some discussion, Mr. Michael Walker made a motion to recommend approval of the to replace a portion of the commercial development master site plan for the "Patriot Centre" with a new master site plan for "The Shoppes at Patriot Parkway" within the commercial portion of Sumter West Planned Development. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote. **<u>HCPD-26-09, 5830 Arthur Rd. (County)</u>** was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for alternative exterior materials. Mr. Mondesir stated the applicant is requesting Planning Commission approval to use alternative exterior materials for a model home. Mr. Mondesir mentioned the applicant has submitted an HCPD application accompanied by building elevation plans indicating their intent to use hardi board and metal sheathing. Mr. Mondesir added the proposal does not meet the 80% brick, stucco, stone, or masonry criteria required for staff level approval. After some discussion, Mr. Jim Price made a motion to the request for hardi board and metal sheathing as alternative exterior materials. The motion was seconded by Mr. Michael Walker and carried a unanimous vote. **<u>RZ-26-05, 933 S. Main St. (City)</u>** was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 3.01 acres of land from General Residential (GR) to Professional Office (PO). Mr. Derwort stated the applicant is requesting PO District to enable establishment of a commercial-scale residential care facility. This use is permitted in the PO District under both the current code and under the pending UDO. Mr. Derwort mentioned that residential care facilities are not permitted within the GR zoning district. Mr. Derwort added the purpose of PO District is to accommodate offices, institutional uses and residential uses in areas whose character is neither exclusively commercial nor exclusively residential in nature. It is intended principally for areas along major streets.

	Mr. Derwort added the property has direct frontage on a major collector street (S. Main St.). Mr. Derwort mentioned the property is adjacent to a religious institution use to the south and is located 1 block north of Wilder Elementary School. The property is adjacent to existing residential uses located on the north side of Perkins Ave. and west side of S. Main St. After some discussion, Mr. Jim Price made a motion to recommend approval of the request to rezone +/- 3.01 acres of land from General Residential (GR) to Professional Office (PO). The motion was seconded by Mr. Gary Brown and carried a unanimous vote. **<u>Unified Development Ordinance (City)</u>** Ms. Helen Roodman introduced the draft Unified Development Ordinance (UDO) to the Planning Commission for formal recommendation to City Council. Ms. Roodman provided an overview of what the UDO is and how it aligns with the policies adopted in various City of Sumter planning documents, including the Sumter 2040 Comprehensive Plan, the Downtown Master Plan, the Affordable Housing Study, the SUATS 2050 Long Range Transportation Plan, the 2025 Historic Resources Survey, and the Sumter Walk/Bike Master Plan. Ms. Roodman highlighted key changes being proposed under the UDO, including the creation of clear and consolidated administration process standards, the elimination of NAICS Codes as the primary means for zoning use classification, introduction of a Downtown Transition (DTT) District surrounding the downtown core, introduction of an Institutional General (IG) District applied to public parks, public institutions, and campus uses, and the introduction of a Residential Infill Overlay District allowing greater flexibility for residential infill development near the downtown core. Ms. Roodman turned the presentation over to Jeff Derwort to discuss Chapters A & B in more detail. Mr. Derwort provided an overview of Chapter A: Administration. Mr. Derwort stated this is the chapter of the UDO that cites the authority granted for the City to have zoning and land development regulations, the jurisdiction the regulations cover, the frameworks that staff and the various boards and commissions work under, the various UDO review procedures, UDO enforcement, and UDO definitions. Mr. Derwort provided an overview of Chapter B: Zoning. Mr. Derwort stated this is the chapter that establishes each zoning district and the minimum development standards associated with each. Mr. Derwort stated this chapter also includes the table of permitted uses, use specific standards, and establishes all zoning overlay districts. Mr. Derwort stated that that the UDO also includes changes to the official

	zoning map, including the establishment of new zoning districts and new overlay districts. Mr. Derwort discussed the new zoning districts proposed under the UDO. Mr. Derwort referenced that significant changes to Corridor Protection District architectural standards are being proposed. Mr. Derwort referenced that requirements for dimensional standards, accessory uses, temporary uses, food trucks, and nonconformities are also included in Chapter B. Mr. Derwort turned the presentation over to Mr. Kyle Kelly to discuss Chapter C. Mr. Kelly provided an overview of Chapter C: Development Standards. Mr. Kelly stated that this chapter covers standards for transportation, site access, parking, signs, lighting, landscaping, tree protection, fences/walls, parks/open space, and wetlands. Mr. Kelly discussed proposed changes to the Transportation Impact Analysis (TIA) requirements, as well as proposed changes to parking standards - including proposed reductions in minimum off-street parking requirements, more flexibility with shared off-site parking, and the addition of bicycle parking requirements. Mr. Kelly mentioned the proposed sign section includes additional graphics and definitions, and that confusing footnotes from the current code are also being eliminated. Mr. Kelly mentioned that new lighting standards are being proposed. Mr. Kelly discussed proposed landscaping, buffering, and tree protection standards. Mr. Kelly mentioned that the UDO establishes provisions for a tree bank. Mt. Kelly mentioned that a new methodology for tree protection is being proposed – including a new classification standard for protected trees and a new mitigation and credit system for removal of protected trees or significant stands of trees. Mr. Kelly discussed fence/wall requirements, parks and open space requirements, and new wetlands protection requirements. Mr. Kelly mentioned that a separate engineering chapter with comprehensive engineering design requirements is included, and that current standing ordinances such as the Stormwater Ordinance, the Flood Damage and Prevention Ordinance, and the Grease Trap Ordinance are included in the UDO as appendices. After some discussion, Mr. Jim Crawley made a motion to recommend City Council adoption of the UDO. The motion was seconded by Gary Brown. Ms. Kim Harvin stated she understands significant time and effort was spent

	drafting the UDO, but she will be voting against recommendation based on her opinion that the temporary sign and tree protection requirements are inadequate. The motion carried 4-1, with Munford, Walker, Brown, and Crawley voting in favor, and with Harvin voting in opposition. Mr. Jim Price left the meeting prior to voting on this matter.
OLD BUSINESS	**NONE**
OTHER BUSINESS	**NONE**
DIRECTOR'S REPORT	**NONE**
ADJOURNMENT	With no further business, the meeting was adjourned at approximately 4:06 p.m. by acclamation. The next meeting scheduled is August 26, 2026.
	Respectfully submitted, *Kellie Chapman* Kellie Chapman, Board Secretary